

**CITY OF SANTA BARBARA  
CITY COUNCIL  
REDEVELOPMENT AGENCY**

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**Stephen P. Wiley**  
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**City Hall**  
735 Anacapa Street  
<http://www.SantaBarbaraCA.gov>

**THURSDAY, JUNE 9, 2011, 9:00 A.M.  
SPECIAL MEETING AGENDA**

**ORDER OF BUSINESS:** Regular meetings of the Finance Committee and the Ordinance Committee begin at 12:30 p.m. The regular City Council and Redevelopment Agency meetings begin at 2:00 p.m. in the Council Chamber at City Hall.

**REPORTS:** Copies of the reports relating to agenda items are available for review in the City Clerk's Office, at the Central Library, and <http://www.SantaBarbaraCA.gov>. In accordance with state law requirements, this agenda generally contains only a brief general description of each item of business to be transacted or discussed at the meeting. Should you wish more detailed information regarding any particular agenda item, you are encouraged to obtain a copy of the Council Agenda Report (a "CAR") for that item from either the Clerk's Office, the Reference Desk at the City's Main Library, or online at the City's website (<http://www.SantaBarbaraCA.gov>). Materials related to an item on this agenda submitted to the Council/Redevelopment Agency after distribution of the agenda packet are available for public inspection in the City Clerk's Office located at City Hall, 735 Anacapa Street, Santa Barbara, CA 93101, during normal business hours.

**PUBLIC COMMENT:** At the beginning of the 2:00 p.m. session of each regular Council/Redevelopment Agency meeting, and at the beginning of each special Council/Redevelopment Agency meeting, any member of the public may address them concerning any item not on the Council/Redevelopment Agency agenda. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that public comment is taken up by the Council/Redevelopment Agency. Should Council/Redevelopment Agency business continue into the evening session of a regular Council/Redevelopment Agency meeting at 6:00 p.m., the Council/Redevelopment Agency will allow any member of the public who did not address them during the 2:00 p.m. session to do so. The total amount of time for public comments will be 15 minutes, and no individual speaker may speak for more than 1 minute. The Council/Redevelopment Agency, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond their jurisdiction.

**REQUEST TO SPEAK:** A member of the public may address the Finance or Ordinance Committee or Council/Redevelopment Agency regarding any scheduled agenda item. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that the item is taken up by the Finance or Ordinance Committee or Council/Redevelopment Agency.

**CONSENT CALENDAR:** The Consent Calendar is comprised of items that will not usually require discussion by the Council/Redevelopment Agency. A Consent Calendar item is open for discussion by the Council/Redevelopment Agency upon request of a Council/Agency Member, City staff, or member of the public. Items on the Consent Calendar may be approved by a single motion. Should you wish to comment on an item listed on the Consent Agenda, after turning in your "Request to Speak" form, you should come forward to speak at the time the Council/Redevelopment Agency considers the Consent Calendar.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at 564-5305 or inquire at the City Clerk's Office on the day of the meeting. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**TELEVISION COVERAGE:** Each regular Council meeting is broadcast live in English and Spanish on City TV Channel 18, and rebroadcast in English on Wednesdays and Thursdays at 7:00 p.m. and Saturdays at 9:00 a.m., and in Spanish on Sundays at 4:00 p.m. Each televised Council meeting is closed captioned for the hearing impaired. Check the City TV program guide at [www.citytv18.com](http://www.citytv18.com) for rebroadcasts of Finance and Ordinance Committee meetings, and for any changes to the replay schedule.

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

## **PUBLIC COMMENT**

## **NOTICES**

The City Clerk has on Wednesday, June 8, 2011, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

## **REDEVELOPMENT AGENCY REPORTS**

### **1. Subject: Redevelopment Agency Capital Program Review And Development**

Recommendation: That the Agency Board review, consider, and give direction to staff to implement any proposed changes to the Agency's Capital Program.

## **CLOSED SESSIONS**

### **2. Subject: Conference With Legal Counsel - Pending Litigation (160.03)**

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed. Pending litigation considered is: Warner McGrew v. City of Santa Barbara, case number GOL 0101359.

Scheduling: Duration, 10 minutes; anytime

Report: None anticipated

(Continued from June 7, 2011, Agenda Item No. 25)

## **CLOSED SESSIONS (CON'TD)**

### **3. Subject: Conference With Labor Negotiator (440.05)**

Recommendation: That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with General and Supervisory bargaining units, and regarding discussions with unrepresented management about salaries and fringe benefits.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

(Continued from June 7, 2011, Agenda Item No. 26)

## **ADJOURNMENT**



# **CITY OF SANTA BARBARA**

## **REDEVELOPMENT AGENCY AGENDA REPORT**

**AGENDA DATE:** June 9, 2011

**TO:** Chair and Boardmembers

**FROM:** Housing and Redevelopment Division, Community Development Department

**SUBJECT:** Redevelopment Agency Capital Program Review And Development

### **RECOMMENDATION:**

That the Agency Board review, consider, and give direction to staff to implement any proposed changes to the Agency's Capital Program.

### **DISCUSSION:**

The Redevelopment Agency's Central City Redevelopment Project Area is scheduled to expire in August 2015. Redevelopment-related projects have been focused on blight removal and the elimination of the influences that lead to blight. Prominent Agency-funded projects have included: Paseo Nuevo mall, Chase Palm Park Expansion, the restoration of the Rail Road Depot (now on the National Register of Historic Places), the restoration of the Carrillo Recreation Center, the Louise Lowry Davis Center, and Fire Station #1, the West Beach Pedestrian Improvement project, State Street Sidewalks Phases I through IV, and planning on a number of critical projects including the proposed Police Department headquarters renovation. These projects have played a key role in the continued success of the Central City Redevelopment Project Area and have provided the infrastructure necessary for the community to continue to succeed many years into the future.

Current Capital Program: With only four more fiscal years of capital planning remaining, the use of Redevelopment Agency tax increment revenues is more important than ever. The Redevelopment Agency's current capital program includes 27 capital projects, three contingency/opportunity acquisition accounts, a number of completed projects with remaining balances, and one proposed community grant, all of which total approximately \$28.4 million. A summary of the current capital program can be found in Attachment 1. The attachment has been divided into seven categories, six of which refer to the phase of development the particular project is currently in (Complete, Construction, Final Design, Preliminary Design, Conceptual Design, and Concept) and one which is titled Miscellaneous.

Remaining Unfunded Projects: In addition to understanding the current Agency Capital Program, and limited time frame for Redevelopment Agency funding, it is also important

to identify projects that the Agency Board may wish to undertake in the future. Identifying these projects will provide for the receipt of tax increment revenues over the next four fiscal years and allow the Agency to pay the debt established to fund these proposed projects. Attachment 2 – Possible Future RDA Projects provides a list of projects that have been submitted to Agency staff for funding consideration over the previous three fiscal years. In an effort to facilitate the Board's discussion, Agency staff have divided the list into projects that the Agency Board may wish to fund (shaded) with expected future tax increment revenues based on previous comments and capital program discussions (discussed below).

### **AVAILABLE SOURCES OF FUNDING:**

There are a number of sources of funding that have been identified to complete existing capital projects and fund future project opportunities. The sources include Reprogrammable Funds (e.g., completed projects with remaining balances), Non-Recurring Funds (additional interest earnings above budget, tax increment received over budgeted amounts, etc.) and Recurring Funds (tax increment revenues).

Reprogrammable Funds: The Agency Board has the authority to take existing project funds and reprogram those funds to other existing Agency projects that need additional funds or to fund newly identified Agency projects. The identified proposed sources of Reprogrammable Funds listed in Attachment 1 include: completed projects that have balances remaining (\$687,561), the Opportunity Acquisition Fund (\$366,500), Housing Fund Contingency Account (\$348,455) and the RDA Contingency Account (\$220,290) for a total of \$1,622,806.

If the Board wishes to review existing capital projects with the idea of reprogramming these funds based on current priorities, staff has categorized the projects based on their current phase of development.

Non-Recurring Funds: Non-Recurring funds vary on a year-to-year basis. Due to slight declines in tax increment revenues and the weak real estate market, there are no significant sources of surplus revenues in the current year.

Recurring Funds: Recurring funds consist of annual tax increment revenues received by the Agency to repay Agency debt incurred by undertaking redevelopment projects. Staff has conservatively estimated that there will be \$6.5 million of tax increment revenues in each of the next four years (\$26 million total) available for Agency redevelopment projects and programs after payment of bonded debt service, affordable housing and operational expenses. Total tax increment available to repay all debt prior to reaching the tax increment cap is approximately \$157,000,000. The Agency is entitled to receive tax increment revenue to pay bonded debt service and debt created under contracts and the Multiyear Cooperation Agreement to carryout redevelopment projects identified in the Redevelopment Plan and the Implementation Plan.

## **PROPOSED FUNDING OPTIONS:**

There are a number of funding options available to the Agency Board and can be broken down into two primary categories: (1) Reprogramming projects from the Agency's current capital program, and (2) programming future tax increment revenues (through 2015) to current and future projects.

Reprogramming of Current Capital Projects: Agency staff recommends that the Agency Board reprogram the projects and their associated funds mentioned above (in the Reprogrammable Funds section) from the Agency's capital program and direct the estimated \$1,622,806 to the existing Police Department Building Construction account. In accordance with California Community Redevelopment Law, on June 8, 2010 the City Council adopted City Resolution No. 10-035 approving and adopting the findings required by Health and Safety Code Section 33445.1. These findings provide the legal basis to allocate Agency tax increment revenues to help fund the Police Department Building project. If the Agency Board wishes to consider reprogramming or cancelling additional currently funded Agency projects because they are no longer in line with the Agency Board's priorities, staff recommends, as a general guideline, focusing on projects listed in Attachment 1 that fall outside of those listed in the construction phase.

Programming Future Tax increment Revenues: As mentioned above, the Agency is anticipating approximately \$26 million in additional tax increment revenues (\$6.5 million/year) through Fiscal Year 2015 to fund redevelopment projects. Attachment 2 – Possible Future RDA Projects is a compilation of projects that have been submitted to Agency staff for funding consideration over the previous three fiscal years. In an effort to facilitate the Board's discussion, Agency staff have divided the list into projects that the Agency Board may wish to fund (shaded) with future tax increment revenues based on comments received during prior capital program discussions.

Agency staff recommends that the Agency Board allocate \$26 million in future tax increment revenues according to the proposal depicted by shading in Attachment 2. If approved, funding for the Police Department Building Construction would include \$7,009,936 in the current project balance, \$1,622,806 from reprogrammable funds and \$12,000,000 from future tax increment revenues to total approximately \$20,632,742.

## **BUDGET/FINANCIAL INFORMATION:**

Agency staff will work with the Finance Department to implement the decisions of the Agency Board. If direction is given, staff will return with a formalized Current Capital Program and a Long Term Capital Program for Agency Board approval on June 28, 2011.

## **SUSTAINABILITY IMPACT:**

The projects discussed in this Agenda Report will have their greatest impacts on the environment at the point they begin construction. Recognizing the possible impacts, Agency sponsored capital projects incorporate environmentally responsible design and construction techniques including, but not limited to, the specification of recycled content building materials, construction debris recycling processes, and the use of

drought tolerant landscaping. These techniques further the City's Sustainability Goals in a variety of ways specific to the individual project and include reducing waste, recycling, and reducing resource consumption.

**ATTACHMENTS:**     1.    Current Capital Program  
                             2.    Possible Future RDA Projects

**PREPARED BY:**     Brian J. Bosse, Housing and Redevelopment Manager

**SUBMITTED BY:**    Paul Casey, Assistant City Administrator

**APPROVED BY:**     City Administrator's Office

## CURRENT CAPITAL PROGRAM 5-26-11

Name	Status	Total Funds
REMAINING FUNDING FROM COMPLETED CAPITAL PROJECTS	Complete	\$687,561
FIRE DEPARTMENT ADMINISTRATION ANNEX	Construction	\$3,359,068
CARRILLO REC CENTER RESTORATION	Construction	\$1,630,817
PARKING STRUCTURES 2,9,10 CONST.	Construction	\$1,512,276
LOWER WEST DOWNTOWN STREET LIGHTING	Construction	\$734,813
CHASE PALM PARK LIGHT/ELECT. UPGRADE	Construction	\$555,759
HELENA PARKING LOT DEVELOPMENT	Construction/ Contractual Obligation	\$469,767
WEST DOWNTOWN IMPROVEMENT PROGRAM	Construction	\$247,000
PLAZA DEL MAR RESTROOM RENOVATION	Construction	\$204,000
CHASE PALM PARK RESTROOM RENOVATION	Construction	\$185,698
PD ANNEX LEASE COST	Construction Related	\$185,243
WEST BEACH PEDESTRIAN IMPROVEMENTS	Construction	\$185,281
PERSHING PARK RESTROOM RENOVATION	Construction	\$115,069
725 DE LA VINA RENTAL COSTS (Fire Dept)	Construction Related	\$164,076
PARKING LOT IMPROVEMENTS (Parking Fund)	Construction	\$31,139
ALTERNATE GIVING CAMPAIGN	Construction	\$28,940
FIRE STATION #1 REMODEL	Construction	\$7,179
COMMUNITY ARTS WORKSHOP	Final Design	\$524,692
PD BUILDING CONSTRUCTION	Prelim Design	\$7,009,936
PLAZA DE LA GUERRA INFRASTRUCTURE	Conceptual Design	\$2,167,737
LIBRARY PLAZA RENOVATION	Conceptual Design	\$184,547
MISSION CREEK FLOOD CONTROL @ DEPOT	Concept	\$2,500,000
MISSION CREEK FLOOD CONTROL - PARK	Concept	\$748,143
VISITOR CENTER CONDOMINIUM PURCHASE	Concept	\$500,000
LOWER STATE STREET SIDEWALKS	Concept	\$335,000
CABRILLO PAVILION ARTS CTR ASSESSMENT	Concept Phase	\$248,898
DOWNTOWN SIDEWALK IMPROVEMENTS (Ortega, Cota, Haley)	Concept	\$87,929
STATE ST PEDESTRIAN AMENITIES PILOT	Concept Phase	\$45,570
CHASE PALM PARK WISTERIA ARBOR	Concept Phase/ Contractual Obligation	\$835,900
RESTORATIVE POLICING PILOT PROGRAM	Miscellaneous	\$1,000,000
ENSEMBLE THEATRE GRANT	Miscellaneous	\$1,000,000
OPPORTUNITY ACQUISITION FUND	Miscellaneous	\$366,500
HOUSING FUND CONTINGENCY ACCOUNT	Miscellaneous	\$348,455
RDA PROJECT CONTINGENCY ACCOUNT	Miscellaneous	\$220,290
	Total	\$28,427,284

Total of Highlighted Areas

\$1,622,806



## POSSIBLE FUTURE RDA PROJECTS

Recommended for Future Funding	Funding Request
Additional Funding for PD Building Construction	13,622,806
Cabrillo Pavilion Arts Center Renovation (Des./Construction)**	6,375,000
Library Plaza (Construction scheduled for FY 2013)*	2,000,000
Lower Milpas Pedestrian Improvements	850,000
Cabrillo Ballfields Renovation	850,000
West Downtown Neighborhood Lighting Project Phase III	750,000
West Downtown Neighborhood Lighting Project Phase II	750,000
Library Renovation (Children's Section and Lower Level)	550,000
Community Arts Workshop (CAW) Additional Funding	500,000
RDA Parking Lot Upgrade at 235 State Street	450,000
East Beach & West Beach Playground Replacement	350,000
Chase Palm Park Renovation	350,000
Chase Palm Park Playground Replacement	200,000
Waterfront Signage Program	25,000
<b>Total Funding Request</b>	<b>27,622,806</b>
Remaining Unfunded Projects	Funding Request
Chapala Street Corridor Improvements	2,500,000
Downtown Sidewalk Improvements (Ortega, Cota, Haley)*	2,200,000
Laguna Pump Station/Channel Facilities Upgrades	1,300,000
Mason Street Bridge	1,100,000
Parking Structure No. 10 Public Restroom	500,000
Mission Lagoon Restoration	500,000
Cota Street Bridge at Mission Creek	430,000
Lower Mission Creek Historic Study	370,000
De La Vina/Figueroa Intersection Improvements	350,000
De La Vina/Canon Perdido Intersection Improvements	350,000
Parking Lot No. 2 Paseo Improvements	300,000
Access Ramps in Project Area	300,000
Parking Structure No.7 (Library) ADA Improvements	200,000
Parking Structure No.10 Paseo Improvements	200,000
Haley/Anacapa Intersection Improvements	150,000
Downtown Street Lighting Plan	40,000
RDA Community Grant Process for FY 2012	tbd
Affordable Housing Activities - Additional Funding	tbd
<b>Total Funding Request</b>	<b>10,790,000</b>

\*Design Funded in FY 2010

\*\* Assessment Study Funded in FY 2011



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** June 7, 2011  
**TO:** Mayor and Councilmembers  
**FROM:** Risk Management Division, Finance Department  
**SUBJECT:** Conference With Legal Counsel – Pending Litigation

### RECOMMENDATION:

That Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed. Pending litigation considered is: *Warner McGrew v. City of Santa Barbara*, case number GOL 0101359.

Scheduling: Duration, 10 minutes; anytime  
Report: None anticipated

**PREPARED BY:** Mark W. Howard, Risk Manager  
**SUBMITTED BY:** Robert Samario, Finance Director  
**APPROVED BY:** City Administrator's Office



Agenda Item No. \_\_\_\_\_

File Code No. **440.05**

# **CITY OF SANTA BARBARA**

## **COUNCIL AGENDA REPORT**

**AGENDA DATE:** June 7, 2011

**TO:** Mayor and Councilmembers

**FROM:** City Administrator's Office

**SUBJECT:** Conference With Labor Negotiator

### **RECOMMENDATION:**

That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with General and Supervisory bargaining units, and regarding discussions with unrepresented management about salaries and fringe benefits.

**SCHEDULING:** Duration, 30 minutes; anytime

**REPORT:** None anticipated

**PREPARED BY:** Kristy Schmidt, Employee Relations Manager

**SUBMITTED BY:** Marcelo López, Assistant City Administrator

**APPROVED BY:** City Administrator's Office